

4.9 EMPLOYMENT, POPULATION AND HOUSING

This section evaluates the potential employment, population, and housing impacts of the project including regional population and employment trends, regional housing supplies, and employment opportunities associated with the project.

4.9.1 EXISTING CONDITIONS

The project site is located in northern Marin County, California. Because of the relatively high-cost of housing in Marin County relative to the salaries of employees at SQSP, most existing SQSP employees reside in surrounding counties and communities. The project's study area for this analysis is based on the existing distribution of prison employees and their families. Based on zip code data that identifies the residential communities where SQSP employees reside, the majority (i.e., 78%) of SQSP employees and their families reside in Solano, Contra Costa, Marin, Sacramento, and Sonoma counties (CDCR 2007). A relatively small number, 124 or approximately 7.7 %, of the 1,612 existing employees live in housing provided by SQSP in the northern portion of the project site. For purposes of this analysis, the counties of Solano, Contra Costa, Marin, Sacramento, and Sonoma and their associated cities would constitute the study area for the population, employment and housing analysis provided below. This study area is shown in Exhibit 4.9-1.

EMPLOYMENT

At the time the NOP for this project was released, January 2007, 1,612 people were employed at SQSP. Although positions at SQSP represent most trade services (i.e., locksmith, fire fighter, plumbing, landscaping, and other maintenance services), the majority of existing positions are correctional officers.

The employed civilian labor force, unemployment rates, and employment opportunities for Solano, Contra Costa, Marin, Sacramento, and Sonoma counties are briefly summarized below based on year 2005 census information.

Solano County

In 2005, the employed civilian work force in Solano County was approximately 177,410 persons, with an unemployment rate of 6.5% (U.S. Census 2005a). Employment opportunities in Solano County are primarily available in the following sectors: management, professional and related (33.4%), sales and office (26.7%), service (16.1%), construction, extraction, and maintenance (12.6%) production, transportation, and material moving (10.6%), and farming, fishing & forestry (less than 0.6%) (U.S. Census 2005a).

Contra Costa County

In 2005, the employed civilian work force in Contra Costa County was approximately 472,326 persons, with an unemployment rate of 6.5% (U.S. Census 2005b). Employment opportunities in Contra Costa County are primarily available in the following sectors: management, professional and related (40.5%), sales and office (25.9%), service (14.8%), construction, extraction, and maintenance (11%), production, transportation, and material moving (7.7%), and farming, fishing & forestry (0.10%) (U.S. Census 2005b).

Marin County

In 2005, the employed civilian labor force in Marin County was approximately 119,236 persons, with an unemployment rate of 5.1% (U.S. Census 2005c). Employment opportunities in Marin County are primarily available in the following sectors: management, professional and related (51.7%), sales and office (23.2%), service (14.5%), construction, extraction, and maintenance (5.8%), production, transportation, and material moving (4.7%), and farming, fishing & forestry (0.16%) (U.S. Census 2005c).



Source: EDAW 2004

Study Area for Population, Employment and Housing

Exhibit 4.9-1

Sacramento County

In 2005, the employed civilian labor force in Sacramento County was approximately 608,872 persons, with an unemployment rate of 7.2% (U.S. Census 2005d). Employment opportunities in Sacramento County are primarily available in the following sectors: management, professional and related (37%), sales and office (28.7%), service (15.8%), construction, extraction, and maintenance (9.8%), production, transportation, and material moving (8.5%), and farming, fishing & forestry (0.2%) (U.S. Census 2005d).

Sonoma County

In 2005, the employed civilian work force in Sonoma County was approximately 221,625 persons, with a low unemployment rate of 4.3% (U.S. Census 2005e). Employment opportunities in Sonoma County primarily are available in the following sectors: management, professional and related (38.0%), sales and office (22.8%), service (17.7%), production, transportation, and material moving (10.5%), construction, extraction, and maintenance (9.8%), and farming, fishing & forestry (1.2%) (U.S. Census 2005e).

POPULATION

Regional Population

The Demographics Research Unit of the California Department of Finance estimates that the population in Solano, Contra Costa, Marin, Sacramento, and Sonoma counties was 3,535,862 persons in 2005 (CDOF 2006). By the year 2020, total population in the five-county area is projected to reach approximately 4,683,067 (CDOF 2004) persons, an approximate 32% increase. Most of the anticipated growth is expected to occur in Solano, Contra Costa, and Sacramento counties (CDOF 2006).

SQSP employees live in communities throughout the Bay Area and in neighboring outlying areas. Table 4.9-1 presents the geographic distribution of existing SQSP employees and the regional population estimates for counties that support SQSP residents.

Table 4.9-1 Geographic Distribution of Current SQSP Employees			
County	2005 Population	Projected 2020 Population	Number¹(Percent) of SQSP Employees Residing in the County
Solano	420,307	555,264	407 / (25)
Contra Costa	1,019,101	1,327,081	244 / (15)
Marin	251,820	251,260	230 ² /(14)
Sacramento	1,366,937	1,946,679	190/(12)
Sonoma	477,697	602,783	186/(12)
Other	N/A	N/A	87 ³ /(5)
Alameda	1,500,228	1,864,145	80/(5)
San Francisco	792,952	520,545	49(3)
San Joaquin	655,319	989,462	49 / (3)
Napa	132,990	165,946	48/(3)
Yolo	187,575	271,040	22 / (1)
San Mateo	719,655	786,740	20 / (1)
Total	7,524,581	9,280,945	1,612 / (100)
Source: CDCR 2007; CDOF 2004, CDOF 2006; EDAW Inc. 2007			
¹ Number is approximate; zip code survey data does not match number of employees due to various factors. Numbers were adjusted to match the employment count.			
² Includes 124 employees who reside at SQSP; more than half (~54%) of the Marin County employees live on San Quentin.			
³ Five percent of the San Quentin State Prison employee population resides in 23 other counties.			

Solano County

The California Department of Finance estimated that the population of Solano County was approximately 420,307 persons in 2005 (CDOF 2006). Since 2000, the population in Solano County increased at an average annual rate of 1.2% or a total of approximately 23,523 persons (CDOF 2006). Approximately 25% (as estimated 407) of existing SQSP employees reside in Solano County.

The Demographics Research Unit of the Department of Finance projects the population of Solano County to grow at an average rate of approximately 2.1% per year, and by 2020 the population of Solano County would increase to approximately 555,264 persons (CDOF 2004).

Contra Costa County

The California Department of Finance estimated that the population of Contra Costa County was approximately 1,019,101 persons in 2005 (CDOF 2006). Since 2000, population in Contra Costa County increased at an average annual rate of 1.3% or a total of approximately 64,597 persons (CDOF 2006). Approximately 15% (as estimated 244) of existing SQSP employees reside in Contra Costa County.

The Demographics Research Unit of the Department of Finance projects the population of Contra Costa County to grow at an average rate of approximately 2% per year, and by 2020 the population of Contra Costa County would increase to approximately 1,327,081 persons (CDOF 2004).

Marin County

The California Department of Finance estimated that the population of Marin County was approximately 251,820 persons in 2005 (CDOF 2006). Since the 2000 census, population in Marin County increased at an average annual rate of less than 1% or a total of approximately 3,347 persons (CDOF 2006). Approximately 14% (as estimated 230) of existing SQSP employees reside in Marin County, of this total, 124 employees live in onsite housing and an estimated 106 live elsewhere in the county.

The Demographics Research Unit of the Department of Finance projects the population of Marin County to decrease at an average rate of approximately 0.01% per year, and by 2020 the population of Marin County would decrease to approximately 251,260 persons (CDOF 2004).

Sacramento County

The California Department of Finance estimated that the population of Sacramento County was approximately 1,366,937 persons in 2005 (CDOF 2006). Since the 2000 census, population in Sacramento County increased at an average annual rate of 2.2% or a total of approximately 136,481 persons (CDOF 2006). Approximately 12% (as estimated 190) of existing SQSP employees reside in Sacramento County.

The Demographics Research Unit of the Department of Finance projects the population of Sacramento County to increase at an average rate of approximately 2.8% per year, and by 2020 the population of Sacramento County would increase to approximately 1,946,679 persons (CDOF 2004).

Sonoma County

The California Department of Finance estimated that the population of Sonoma County was approximately 477,697 persons in 2005 (CDOF 2006). Since the 2000 census, population in Sonoma County increased at an average annual rate of approximately .7% or a total of approximately 16,350 persons (CDOF 2006). Approximately 12% (as estimated 186) of existing SQSP employees reside in Sonoma County.

The Demographics Research Unit of the Department of Finance projects the population of Sonoma County to grow at an average rate of approximately 1.7% per year, and by 2020 the population of Sonoma County would increase to approximately 602,783 persons (CDOF 2004).

HOUSING

The relatively high cost of housing in Marin County is the result of a complex interaction of several factors. Housing prices have historically been high as a result of the limited amount of land available for development, residential density zoning constraints placed on new developments by city and county plans, and desirability of the area.

The California Department of Housing and Community Development identifies a housing shortage in a community if there is a vacancy rate of less than 5%. Data on housing availability and vacancy rates (combined total for owner-occupied and renter-occupied housing units) for Solano, Contra Costa, Marin, Sacramento, and Sonoma Counties are provided below. As shown, there is not a general housing shortage for these counties (Solano, Contra Costa, Sacramento, and Sonoma Counties have a vacancy rates above 5%).

Solano County

In 2005, there were 134,624 occupied housing units in Solano County, with a vacancy rate of approximately 8.2%. Between 2000 and 2005, the number of occupied housing units in the county increased by 4,221 units, approximately 844 units per year. During that same time period, the vacancy rate increased from 3.1% to 8.2% (U.S. Census 2005a). The median price for owner-occupied units in Solano County is \$454,600 (U.S. Census 2005a).

Contra Costa County

In 2005, there were 362,102 occupied housing units in Contra Costa County, with a vacancy rate of approximately 5.5%. Between 2000 and 2005, the number of occupied housing units in the county increased by 17,973 units, approximately 3,595 units per year. During that same time period, the vacancy rate increased from 2.9% to 5.5% (U.S. Census 2005b). The median price for owner-occupied units in Contra Costa County is \$590,200 (U.S. Census 2005b).

Marin County

In 2005, there were 102,393 occupied housing units in Marin County, with a vacancy rate of 4.7%. Between 2000 and 2005, the number of occupied housing units in the county increased by 1,743 units, or approximately of 349 units per year. During that same time period, the vacancy rate increased from 4.1% to 4.7% (U.S. Census 2005c). The median price for owner-occupied units in Marin County is \$868,200 (U.S. Census 2005c).

Sacramento County

In 2005, there were 495,846 occupied housing units in Sacramento County, with a vacancy rate of approximately 6.1%. Between 2000 and 2005, the number of occupied housing units in the county increased by 42,244 units, approximately 8,449 units per year. During that same time period, the vacancy rate increased from 4.5% to 6.1% (U.S. Census 2005d.). The median price for owner-occupied units in Sacramento County is \$365,500 (U.S. Census 2005d).

Sonoma County

In 2005, there were 177,212 occupied housing units in Sonoma County, with a vacancy rate of 8.3%. Since 2000, the number of occupied housing units in the county has increased by 4,809 units, or approximately 961 units per

year. During that same time period, the vacancy rate increased from 5.9% to 8.3% (U.S. Census 2005e). The median price for owner-occupied units in Sonoma County is \$601,700 (U.S. Census 2005e).

4.9.2 ENVIRONMENTAL IMPACTS OF THE PROJECT

THRESHOLDS OF SIGNIFICANCE

Population and employment growth associated with implementation of the project would not, in and of itself, result in significant environmental impacts. However, this growth could result in significant impacts in the communities where the growth occurs, through the construction of housing and increased demand for community services. These secondary effects could result in significant environmental impacts and are appropriately addressed in other sections (e.g. air quality, noise, and transportation) of this DEIR.

The discussion of employment, population, and housing impacts focuses on where project-related employees and their families would reside, the removal of existing housing, and availability of housing supplies for new employees, their families, and other potential new residents in the area.

The project would have a significant impact on population and housing supplies if it would:

- displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere; or
- substantially decrease the existing supplies of housing; or
- result in development of replacement housing, the construction of which could result in significant environmental impacts.

EMPLOYMENT

The project would provide both short-term and permanent employment opportunities. The number of short-term construction jobs required to build the CHSC would peak at approximately 180. The CHSC would be constructed over an approximate 30-month period. Because the supply of general construction labor in the project vicinity (approximately 162,000 workers in the 5-county area (U.S. Census 2005a-e) is not constrained, it is expected that workers would be available to serve the project. However, because of high local housing costs, it is expected that these employees would commute to the project site from nearby cities and counties, and would not require temporary housing.

CDCR intends to operate SQSP at existing budgeted inmate population level of (i.e., 5,763). The CHSC would add 75 new positions, bringing the total SQSP staff to 1,687, assuming the existing budgeted inmate design capacity. The type of employment opportunities provided at the CHSC would consist of jobs in medical, mental health, and dental services. The five-county area has a labor force of approximately 1,600,000 people. Recent (year 2005) unemployment rates for Solano, Contra Costa, Marin, Sacramento, and Sonoma Counties (6.5%, 6.5%, 5.1%, 7.2% and 4.3%, respectively) indicate that while unemployment is low, there would be an opportunity to hire nearby residents to fill these positions. The prison facility has the potential to stimulate the economy both directly (by providing jobs) and indirectly (by creating a demand for local goods and services) in the region. In general, CDCR has found that each correctional job creates, through local expenditures, 0.5 additional secondary jobs in the region. Consequently, in addition to the 75 prison-related jobs, is estimated to generate 37 secondary positions.

Implementation of the project would result in short-term construction jobs, permanent employment opportunities, and secondary employment opportunities in a region with a large labor pool. It is anticipated that the available workforce in the region and surrounding communities would provide a pool of employees that could adequately meet SQSP's proposed employment needs without resulting in substantial relocation of new residents to the region. Therefore, this would be a less-than-significant impact (4.9-a).

POPULATION

Prison Employee Population

Implementation of the CHSC under current SQSP budgeted capacity levels (i.e., 5,763), would require a maximum of 75 new employees, some of which are projected to be new to the region. The most recent available data shows that the average household size for CDCR employees is 3.16 persons (CDCR 1995). Thus, the addition of 75 new employees would result in approximately 237 persons to the region. This increase in population from new employees and their families relocating to one community or city as a result of the project is expected to be minor because SQSP employees have historically been widely dispersed throughout the region (i.e., Solano, Contra Costa, Marin, Sacramento, Sonoma, and other counties). Because of relatively high housing costs, substantial project-related employee relocation to any single community would be unlikely and it is anticipated that new employees would distribute themselves similar to existing resident distribution patterns. That is to say, the majority of the new employees would reside in Solano, Contra Costa, Marin, Sacramento and Sonoma counties, and the remainder would reside in other outlying counties.

As indicated in Table 4.9-1, Solano County would be expected to receive the largest project-related population increase. Using the existing employee geographic distribution, approximately 19 (25%) of the 75 project-related employees would reside in Solano County, and the remaining employees would be distributed throughout other adjacent and outlying counties. The project-generated population increase would be indistinguishable from projected local growth for these areas. For example, project-related population growth in Solano County would represent less than 1% of the County's 15-year growth projection or less (CDOF 2006). This growth, by itself, would not stimulate any new development, the construction of which could result in significant environmental impacts.

Because project-related population growth would not stimulate any new development, the construction of which could result in significant environmental impacts, and the project-related population growth would be absorbed in growth projections of regional and local communities, this would be a less-than-significant impact (4.9-b).

HOUSING

The relocation of new employees from areas outside the identified study area would increase housing demand in the counties and communities near SQSP. For purposes of this analysis, it is assumed that every new employee who relocates to the region would require one housing unit. The distribution of new housing needs corresponds with the distribution of existing employee residences as shown in Table 4.9-1. Because the project would increase the number of job opportunities at SQSP by a maximum of 75 positions, the project would result in demand for 75 housing units in Solano, Contra Costa, Marin, Sacramento, Sonoma and other county areas. Based on the distribution of existing SQSP employee residences, the project could result in a demand of approximately 19 (25%) housing units in Solano County, 11 (15%) housing units in Contra Costa County, 10 (14%) housing units in Marin County, 9 (12%) housing units in Sacramento County, 9 (12%) housing units in Sonoma County, and 17 (22%) housing units throughout 28 other counties. The projections for Marin County, while consistent with current distribution patterns, are likely to be an over-estimate given the very high cost of local housing and the relatively moderate salaries of correctional officers and other employees. Because no single county would receive a substantial number of new residents, and because the region offers a large housing base, the project would not substantially decrease the available housing stock in surrounding counties and would not result, in and of itself, in

the construction of new housing in the study area. Further, this assumes that all employees would relocate to these communities and none would be hired from the local population, which is not realistic given the large labor pool.

Because no single county would receive a substantial number of new residents, and because the region offers a large housing base, the project would not substantially decrease the available housing stock in surrounding counties and would not result, in and of itself, in the construction of substantial new housing in the study area. This impact would be less than significant. (4.9-c).

4.9.3 PROPOSED MITIGATION MEASURES

LESS-THAN-SIGNIFICANT IMPACTS

The following impacts were identified as less than significant, and therefore no mitigation is needed:

4.9-a: Employment

4.9-b: Prison Employee Population

4.9-c: Housing